

# Town of Los Altos Hills Planning Commission Special Meeting February 4, 2021 Minutes

Council Chambers, 26379 Fremont Road, Los Altos Hills, California

## 1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Via teleconference according to the Governor's Executive Order N-29-20, Chair Patel called the Planning Commission meeting to order at 6:00 p.m.

Present: Commissioner Smith, Commissioner Couperus, Commissioner Waschura, Vice-Chair Indaco, Chair Patel,

Staff: Planning Director Dahl, Principal Planner Padovan, Assistant Planner Yost, Management Analyst Einfalt, Planning Technician Brunner

## 2. PRESENTATIONS FROM THE FLOOR

Persons wishing to address the Commission on any subject not on the agenda are invited to do so now. Please note, however, that the Commission is not able to undertake extended discussion or take action tonight on non-agendized items. Such items will be referred to staff or placed on the agenda for a future meeting.

No presentations from the floor.

## 3. APPROVAL OF MINUTES

### 3.1 Approval of December 10, 2020 Special Meeting Minutes

**MOTION MADE AND SECONDED:** Motion by **Commissioner Waschura** approve the December 10, 2020 Special Meeting Minutes as presented. The motion was seconded by **Commissioner Indaco**

**AYES:** Commissioner Couperus, Commissioner Smith, Commissioner Waschura, Vice-Chair Indaco, Chair Patel

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

**MOTION:** Carried 5-0

### 3.2 Approval of January 14, 2021 Special Meeting Minutes

**MOTION MADE AND SECONDED:** Motion by **Commissioner Waschura** approve the December 10, 2020 Special Meeting Minutes as presented. The motion was seconded by **Commissioner Indaco**

AYES: Commissioner Couperus, Commissioner Smith, Commissioner  
Waschura, Vice-Chair Indaco, Chair Patel

NOES: None

ABSENT: None

ABSTAIN: None

MOTION: Carried 5-0

4. PUBLIC HEARINGS

Planning Commission Ex Parte

**Commissioner Couperus** had communications with architect Peter Baltay and Commissioner Waschura on Item 4.1; and applicant Kaushik Bhaskar on Item 4.2.

**Vice-Chair Indaco** had communications with architect Peter Baltay and Open Space Committee Chair, Kit Gordon on Item 4.1; and applicant Kaushik Bhaskar and architect, Bahar Masarati on Item 4.2.

**Commissioner Washura** had communications with Commissioner Couperus and architect Peter Baltay on Item 4.1 and the applicant, Kaushik Bhaskar on Item 4.2.

**Commissioner Smith** had email communications with applicant Kaushik Bhaskar on Item 4.2.

**Chair Patel** had communications with architect Peter Baltay on Item 4.1 and with applicant Kaushik Bhaskar and architect Bahar Masarati on Item 4.2.

4.1 27321 Altamont Road – File #SD20-0056 – Lands of Jurvetson  
 Site Development Permit for a new 5,241 square-foot, two-story residence with a  
 2,471 square-foot basement and an exception to the Town’s Grading Policy.  
 CEQA Review: Categorical Exemption per Section 15303(a)  
*Staff: Krista Yost*

**Chair Patel** opened the PUBLIC HEARING.

**Assistant Planner Krista Yost** presented the staff report, noting that the project was originally considered by the Commission at their January meeting.

Architect **Peter Baltay** presented on behalf of the applicant and provided an overview of the design changes made in response to the Planning Commission’s direction.

The Commissioners asked questions of Mr. Baltay regarding the updated design and discussed possible design alternatives that could reduce the scope of the Grading Policy exception.

Public Comment

**Carol Gottlieb**, a Los Altos Hills resident, expressed some concern about the Grading Policy exception and suggested stepping down the house floor level to allow the pool to reduce fill.

**Chair Patel** closed the PUBLIC HEARING.

Commission Discussion

**Vice-Chair Indaco** expressed concern about the Grading Policy exception request, noting that it was for an amenity, not a necessity, and that there were options to place the pool in a way that complied with the Grading Policy.

**Commissioner Waschura** expressed support for the project, noting that the design created a larger setback from the street and reduced visual impacts, which created justification for the Grading Policy exception

**Commissioner Couperus** expressed support for the project, noting that he supported screening views from the street and that keeping the pool at the same level as the house, maintained usability.

**Commissioner Smith** expressed support for the house design but was opposed to granting a Grading Policy exception.

**Chair Patel** expressed support for the project, noting that it supported privacy from the street and maximized views from the back of the home.

Commission discussion ensued regarding the merits and challenges of granting the Grading Policy exception.

**MOTION MADE AND SECONDED:** Motion by **Commissioner Waschura** to Adopt the Resolution (Attachment 1) to APPROVE the Site Development Permit and the exception to the Town's Grading Policy, subject to the listed findings and conditions of approval, with an additional condition that the Landscape Screening plan be reviewed and approved by the Planning Commission. The motion was seconded by **Commissioner Couperus**.

AYES: Chair Patel, Commissioner Couperus and Commissioner Waschura,  
NOES: Vice-Chair Indaco and Commissioner Smith  
ABSENT: None  
ABSTAIN: None  
MOTION: Carried 3-2

4.2 [14486 Liddicoat Circle – File #CDP19-0004, VAR19-0013 and SD19-0066 – Lands of Bhaskar](#)

Conditional Development Permit for the legalization of 1,710 square feet of additions to an existing 2,484 square-foot, two-story residence, including the conversion of 865 square feet into an ADU, and variances to allow: 1) the addition and a deck to encroach up to 14 feet into the west side yard setback; 2) a parking space in the front yard setback; and 3) a deck encroaching up to 6 feet into the east side yard setback.

CEQA Review: Categorical Exemption per Section 15303(e) and 15305(a)

*Staff: Steve Padovan*

**Chair Patel** opened the PUBLIC HEARING.

**Principal Planner Padovan** presented the staff report, noting that the additions and site improvements had already been completed and these permits were necessary to legalize the work.

The Commissioners asked staff questions regarding elements of the variance request and the Accessory Dwelling Unit (ADU).

The applicant, **Kaushik Bhaskar**, and architect, **Bahar Masarati**, presented the project, noting the development challenges of the site and outlining the reasons for the variance requests.

Public Comment

No public comment.

**Chair Patel** closed the PUBLIC HEARING.

Commissioner Discussion

**Vice-Chair Indaco** expressed concerns about the project, noting that the work significantly exceeded the scope of the Town’s original approval and asked questions about penalties for work performed without permits.

**Commissioner Couperus** expressed general support for granting the variances, noting that he could support the right side setback encroachment for the landing to the entrance and the parking space in the front, but was not in favor of the ADU balcony in the left side setback or the non-conforming front fence.

**Commissioner Waschura** expressed general support for granting the variances, noting agreement with **Commissioner Couperus'** comments.

**Chair Patel's** expressed general support for granting the variances, noting agreement with earlier comments and that he supported the lighting recommendations by staff.

**Commissioner Smith** expressed general support for granting the variances, but was concerned that the applicant had completed the work without permits or Town approval.

**MOTION MADE AND SECONDED:** Motion by **Commissioner Waschura** to Adopt a resolution (Attachment 1) to APPROVE the Conditional Development Permit subject to the listed findings and conditions of approval, with the following modifications: 1) ALLOW the stairs and front door landing to encroach into the right side setback and parking space to encroach into the front setback; 2) DENY the request for the ADU balcony to encroach into the left side setback and the front fence to exceed the height limit; and 3) require payment of the Pathway Fee. The motion was seconded by **Vice-Chair Indaco**.

AYES: Chair Patel, Vice-Chair Indaco, Commissioner Couperus, Commissioner Smith and Commissioner Waschura

NOES: None

ABSENT: None

ABSTAIN: None

MOTION: Carried 5-0

5. REPORTS FROM THE CITY COUNCIL MEETINGS

5.1 Past Meeting

- January 21, 2021 – Chair Patel

**Chair Patel** shared highlights of the January 21, 2021 City Council meeting.

5.2 Upcoming Meeting Assignments

- February 5, 2021 (special meeting) – Commissioner Couperus
- February 18, 2021 – Commissioner Waschura
- March 18, 2021 – Vice-Chair Indaco
- April 15, 2021 – Commissioner Smith

**Chair Patel** confirmed upcoming meeting assignments with the Commissioners.

6. REPORTS FROM FAST TRACK / SITE DEVELOPMENT MEETINGS

6.1 January 9, 2021

- 13661 Fremont Road – File #SD20-0094 – Lands of Wu  
Site Development Permit (Continued) for a new 1,485 square-foot basketball court located adjacent to Fremont Road and Barron Creek.

**Planning Director Dahl** provided a summary of the past Site Development / Fast Track Public Hearing actions.

8. PLANNING DIRECTOR REPORT

No report.

9. ADJOURNMENT

Meeting was adjourned at 9:10 PM.

Respectfully submitted,



Keren Brunner  
Planning Technician